

CLAIMS

I claim:

1 1. A computer program product that includes a medium readable
2 by a processor, the medium having stored thereon a set of
3 instructions for a Web-based mortgage broker application,
4 comprising:

5 (a) a first sequence of instructions which, when executed
6 by the processor, causes said processor to publish a loan
7 query Web page over a network, the Web page having a plurality
8 of drop-down list boxes from which a user may display and
9 select parameters for a mortgage loan, a script routine for
10 calculating mortgage loan add-on fees based upon parameters
11 selected from the drop down list boxes, and having a submit
12 button for submitting the parameters selected to a Web server;

13 (b) a second sequence of instructions which, when
14 executed by the processor, causes said processor to retrieve
15 updated mortgage loan add-on fees for selected mortgage loan
16 parameters, re-compute add-on fees when add-on fees have
17 changed, and to send a Web page displaying the re-computed
18 add-on fees to a client computer; and

19 (c) a third sequence of instructions which, when executed
20 by the processor, causes said processor to determine mortgage
21 loan underwriting conditions based upon the parameters
22 selected and to send a Web page displaying the mortgage loan
23 underwriting conditions to the client computer.

1 2. The computer program product according to claim 1, wherein
2 said plurality of drop-down list boxes includes a list box for
3 selecting a loan-to-value percentage.

1 3. The computer program product according to claim 1, wherein
2 said plurality of drop-down list boxes includes a list box for
3 selecting a loan amount.

1 4. The computer program product according to claim 1, wherein
2 said plurality of drop-down list boxes includes a list box for
3 selecting a mortgage loan repayment program.

1 5. The computer program product according to claim 1, wherein
2 said plurality of drop-down list boxes includes a list box for
3 selecting a mortgage loan interest rate.

1 6. The computer program product according to claim 1, wherein
2 said first sequence of instructions further includes instruction
3 for displaying text boxes for optionally entering information for
4 identifying a borrower and a property to be mortgaged.

1 7. A Web-based mortgage broker application system for
2 computing mortgage loan fees and determining mortgage loan
3 underwriting conditions, comprising:

4 (a) a computer having a processor, an area of main memory
5 for executing program code under the direction of the
6 processor, and a disk storage device for storing data and
7 program code;

8 (b) a data communications device connected to a network
9 using hypertext transfer protocol, said computer being
10 configured as a Web server;

11 (c) a software program code stored in said disk storage
12 device and executing in main memory under the direction of
13 said microprocessor, the software program including:

14 (i) pricing means for publishing a loan query Web
15 page over a network, the Web page having a plurality of
16 drop-down list boxes from which a user may display and
17 select parameters for a mortgage loan, a script routine
18 for calculating mortgage loan add-on fees based upon
19 parameters selected from the drop down list boxes, and a
20 submit button for submitting the parameters selected to
21 a Web server;

22 (ii) update means for retrieving updated mortgage
23 loan add-on fees for selected mortgage loan parameters,
24 re-computing add-on fees when add-on fees have changed,
25 and sending a Web page displaying the re-computed add-on
26 fees to a client computer; and

27 (iii) condition means for determining mortgage loan
28 underwriting conditions based upon the parameters
29 selected, and for sending a Web page displaying the
30 mortgage loan underwriting conditions to the client
31 computer.

1 8. The Web-based mortgage broker application system according
2 to claim 7, wherein said plurality of drop-down list boxes includes
3 a list box for selecting a loan-to-value percentage.

1 9. The Web-based mortgage broker application system according
2 to claim 7, wherein said plurality of drop-down list boxes includes
3 a list box for selecting a loan amount.

1 10. The Web-based mortgage broker application system
2 according to claim 7, wherein said plurality of drop-down list
3 boxes includes a list box for selecting a mortgage loan repayment
4 program.

1 11. The Web-based mortgage broker application system
2 according to claim 7, wherein said plurality of drop-down list
3 boxes includes a list box for selecting a mortgage loan interest
4 rate.

12. The Web-based mortgage broker application system according to claim 7, wherein said pricing means further includes means for displaying text boxes for optionally entering information for identifying a borrower and a property to be mortgaged.

13. A Web-based mortgage broker application method for computing mortgage loan fees and determining mortgage loan underwriting conditions, comprising the steps of:

(a) providing a Web server publishing a loan query Web page over a network, the Web page having a plurality of drop-down list boxes from which a user may display and select parameters for a mortgage loan, a script routine for calculating mortgage loan add-on fees based upon parameters selected from the drop-down list boxes, and having a submit button for submitting the parameters selected to a Web server;

(b) retrieving updated mortgage loan add-on fees for selected mortgage loan parameters;

(c) re-computing add-on fees when add-on fees have changed;

(d) sending a Web page displaying the re-computed add-on fees to a client computer;

(e) determining mortgage loan underwriting conditions based upon the parameters selected; and

(f) sending a Web page displaying the mortgage loan underwriting conditions to the client computer.

1 14. The Web-based mortgage broker application method
2 according to claim 13, wherein said plurality of drop-down list
3 boxes includes a list box for selecting a loan-to-value percentage.

1 15. The Web-based mortgage broker application method
2 according to claim 13, wherein said plurality of drop-down list
3 boxes includes a list box for selecting a loan amount.

1 16. The Web-based mortgage broker application method
2 according to claim 13, wherein said plurality of drop-down list
3 boxes includes a list box for selecting a mortgage loan repayment
4 program.

1 17. The Web-based mortgage broker application method
2 according to claim 13, wherein said plurality of drop-down list
3 boxes includes a list box for selecting a mortgage loan interest
4 rate.

1 18. The Web-based mortgage broker application method
2 according to claim 13, wherein said pricing means further includes
3 means for displaying text boxes for optionally entering information
4 for identifying a borrower and a property to be mortgaged.

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